185.A	0003	0006.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	765,500 /	765,500
					USE VALUE:	765,500 /	765,500
					ASSESSED:	765,500 /	765,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOBOC AUREL
Owner 2:	KRETKOVSKAYA ANNA
Owner 3:	
Street 1:	72 HATHAWAY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC GEE PAUL M -
Owner 2:	-
Street 1:	72 HATHAWAY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,917 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Wood Shingle Exterior and 1971 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7917.000	305,200		460,300	765,500
Total Card	0.182	305,200		460,300	765,500
Total Parcel	0.182	305,200		460,300	765,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.34 | /Parcel: 388.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 131529

GIS Ref

GIS Ref

Insp Date 08/06/18

!14405!

PREVIOUS ASSESSMENT

Parcel ID 185.A-0003-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	305,200	0	7,917.	460,300	765,500	765,500	Year End Roll	12/18/2019
2019	101	FV	227,200	0	7,917.	460,300	687,500	687,500	Year End Roll	1/3/2019
2018	101	FV	227,900	0	7,917.	387,900	615,800	615,800	Year End Roll	12/20/2017
2017	101	FV	227,900	0	7,917.	355,100	583,000	583,000	Year End Roll	1/3/2017
2016	101	FV	227,900	0	7,917.	302,500	530,400	530,400	Year End	1/4/2016
2015	101	FV	222,300	0	7,917.	263,000	485,300	485,300	Year End Roll	12/11/2014
2014	101	FV	222,300	0	7,917.	243,300	465,600	465,600	Year End Roll	12/16/2013
2013	101	FV	222,300	0	7,917.	231,400	453,700	453,700		12/13/2012

PRINT

Date	Time
12/11/20	04:15:44

LAST REV

Date	Time
08/30/18	14:21:27

apro

14405

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC GEE PAUL	1277-62		11/18/2003		380,000	No	No		
LEONARD ROBERT	1255-33		7/15/2002	Family	410,000	No	No		
	701-89		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/1996	531	Manual	10,000					REMOVE CONTAMIN/SO

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2018	MEAS&NOTICE	BS	Barbara S
3/21/2009	Meas/Inspect	336	PATRIOT
11/13/2008	Measured	355	PATRIOT
4/25/2004	MLS	HC	Helen Chinal
4/12/2001	Measured	PM	Peter M
4/11/2001	Inspected	PM	Peter M
10/26/2000	Hearing N/C	201	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	131529
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7917		Sq. Ft.	Site		0	70.	0.83	7									460,255						460,300	

Total AC/HA: 0.18175 | Total SF/SM: 7917 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 460,255 | Spl Credit | Total: 460,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	184.072
Other Features:	100500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416589
Depreciation:	111396
Depreciated Total:	305193

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

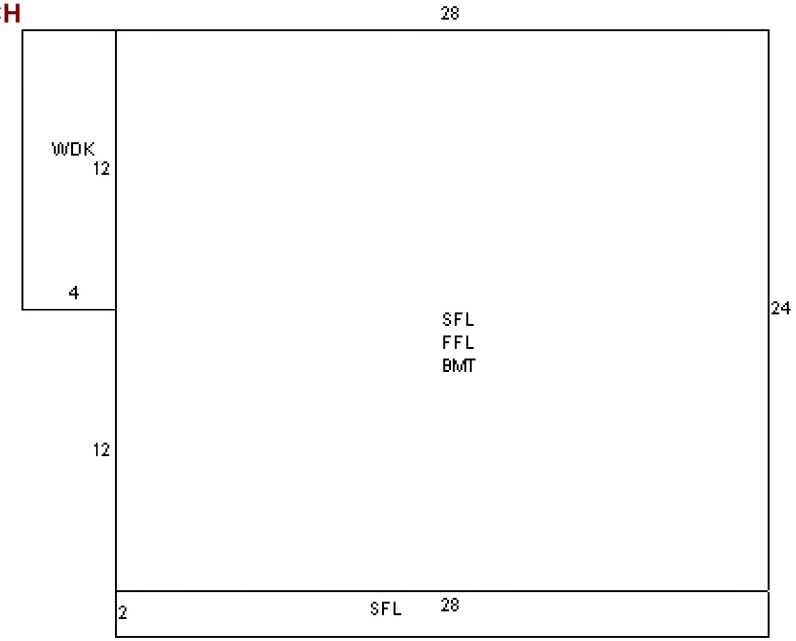
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.07
Special Features:	0	Val/Su Net:	143.96
Final Total:	305200	Val/Su SzAd	218.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	728	184.070	134,005
BMT	Basement	672	85.730	57,612
FFL	First Floor	672	184.070	123,697
WDK	Deck	48	16.160	776

Net Sketched Area:	2,120	Total:	316,090
Size Ad	1400	Gross Are	2120	FinArea	1971
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.A-0003-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9X8	A	AV	1990	0.00	T	23.2	101						
2	Frame Shed	D	Y	1	12X16	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc